

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Steve Layton Chance
359 Hodgens Road
Chelsea, Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Eighty Five Thousand and 00/100 Dollars (\$85,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Beverly G. Chance, a married woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Steve Layton Chance and Brenda Chance, husband and wife** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

TRACT 1 :

Part of the West 1/2 of the West 1/2 of Southeast 1/4 of Northeast 1/4 of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said 1/2, 1/2, 1/4, 1/4 Section; thence run South along the West line of said 1/4, 1/4 Section for 450.05 feet to the point of beginning; thence continue south along the same course for 329.90 feet; thence 90 degrees 16' left and run easterly for 309.30 feet; thence 89 degrees 36' 30" left and run northerly for 779.45 feet to a point on the north line of said 1/4, 1/4 Section; thence 90 degrees 18' 30" left and run west along the north line of said 1/4, 1/4 Section for 15.0 feet; thence 89 degrees 41' 30 " left and run south for 449.57'; thence 89 degrees 36' 30" right and run west for 295.02 feet to the point of beginning. Situated in Shelby County, Alabama.

TRACT 2:

Parcel 1:

The West 1/2 of West 1/2 of SE 1/4 of NE 1/4 of Section I, Township 20 South, Range 2 West, more particularly described as follows: Commencing at the Northwest corner of 1/4, 1/4 Section; thence run South along the West line of said 1/4, 1/4 Section for 779.94 feet to the point of beginning; thence continue South for 539.00 feet to the Southwest corner of said 1/4, 1/4 Section; thence 90 degrees 16 minutes left and run easterly for 323.12'; thence 89 degrees 36 minutes 30 seconds left and run Northerly for 539.00 feet; thence 90 degrees 23 minutes 30 seconds left, and run Westerly for 324.30 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A parcel of land described as the North 779.45 feet of the East 15 feet of the West 1/2 of West 1/2 of SE 1/4 of NE 1/4 of Section I, Township 20 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$68,000.00 of the above purchase price is in the form of a mortgage in favor of AmSouth Bank, executed and recorded simultaneously herewith. Beverly G. Chance, Beverly A. Chance and Beverly Chance are one and the same person. This is not the homestead property of the Grantor as defined in the Code of Alabama §6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 31 day of March, 2004.

Beverly G. Chance
Beverly G. Chance

STATE OF SOUTH CAROLINA
COUNTY OF Darlington

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Beverly G. Chance, a married woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of March, 2004.

Angie L Carter
Notary Public

My Commission Expires: _____

My Commission Expires November 23, 2008